



**ST. SAVIOURS ROAD, BERKSHIRE, RG1**  
**£450,000 FREEHOLD**

**A FANTASTIC OPPORTUNITY TO ACQUIRE THIS THREE  
BEDROOM SEMI DETACHED FAMILY HOME OVERLOOKING  
COLEY PARK AND BENEFITTING FROM A SOUTHERLY  
FACING REAR GARDEN**

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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## DESCRIPTION:

Coming to the market for the first time since it was originally built approximately 65 years ago, an extended three bedroom semi-detached family home, offering fantastic scope to further extend (subject to the usual planning consents). Enjoying a lovely sized secluded southerly facing rear garden with views of the Holy Brook. There is also easy access to rural walks through Fobney Meadows to the River Kennet. Situated on this sought after road within 0.8 of a mile of the town centre and overlooking a tree lined park (with sports facilities including tennis court, basketball, cricket pitch and newly installed outdoor gym). There are excellent schools on hand to include Coley Primary and the Wren Secondary Schools (Good Ofsted ratings).

Internally the property consists of an open plan sitting/dining room, kitchen, cloakroom, whilst to the first floor there are three bedrooms which are complemented by a family bathroom which has a separate shower cubicle. To the front of the property there is a lawned area with mature box hedging to the front and driveway to one side which serves access to the car port. There are two storage sheds and the main part is laid to lawn with a terraced pathway and access gate which leads down to a further lawned area where there is another storage shed. All in all a wonderful opportunity to acquire this semi-detached family home, situated in this sought-after road and offering great potential to extend (STP).

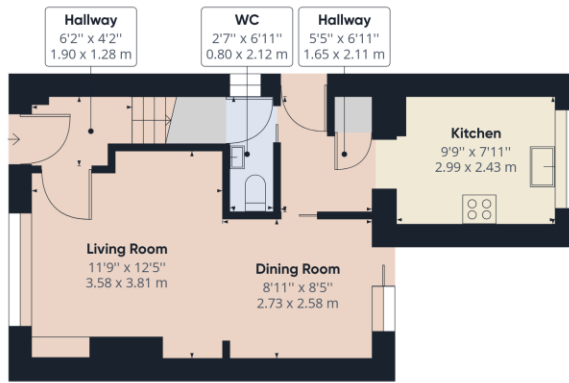
## AT A GLANCE

- No Onward Chain
- 10/15 Minute Walk Of The Town Centre
- Three Bedrooms
- Bathroom With Separate Shower
- Cloakroom
- Opposite Coley Park
- Great Scope To Extend (STP)
- Views Of The Holy Brook

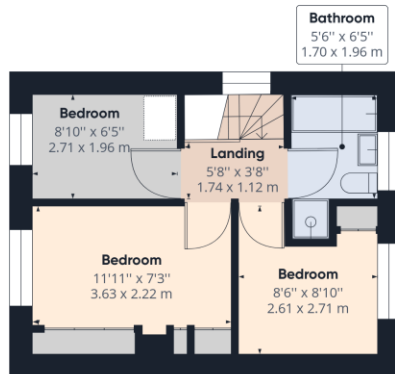








Ground Floor



Floor 1

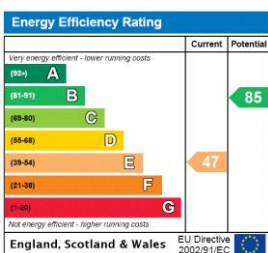
Approximate total area<sup>(1)</sup>  
692.85 ft<sup>2</sup>  
64.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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